Rush

THIS INSTRUMENT PREPARED BY:
Karen Cain
Attorney at Law
306 Gay Street, Suite 304
Nashville, Tennessee 37201

BOOK 8159 PAGE 257

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Karen Kroeger (NAME) | Metropolitan Mortgage Fund, Inc. (NAME) | 142-11-133 |
| 7210 Willow Creek Drive (STREET ADDRESS OR ROUTE NUMBER) | 500 Montgomery Street (STREET ADDRESS) | 9D-24765 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Alexandria, Virginia 22314 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Michael R. Kroeger by these presents do hereby quitclaim and convey unto Karen Kroeger, her successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Valley West, Section IV, as of record in Book 3842, page 163, Register's Office for said county.

Said Lot. No. 113 fronts 127.46 feet on the westerly margin of Willow Creek Drive, and extends back 200.0 feet on the northerly line, and a total distance of 209.02 feet on the southerly line, which is a broken line, to a line on the rear on which it measures 74.38 feet.

Being all the same property conveyed to Evans G. Fine and wife, Jo Ann Fine by deed from Roy R. Bowman and wife, Janet H. Bowman of record in Book 5106, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3872, page 59; and to the limitations shown on the Plan of record in Book 3842, page 163, Register's Office for Davidson County, Tennessee; and to 1981 property taxes which are being prorated and which the Grantees assume in full.

Being the same property conveyed to Michael R. Kroeger and wife, Karen Kroeger by deed from Evans G. Fine and wife, Jo Ann Fine of record in Book 5710, page 953, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $0.00.

Karen Kroeger
Affiant

Subscribed and sworn to before me, this 14 day of July, 1993.

Jonna Hunter
Notary Public

My Commission Expires: 6-23-93
(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand, this 1st day of June, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael R. Kroeger
MICHAEL R. KROEGER

STATE OF Tennessee
COUNTY OF Madison

Personally appeared before me, Jane L. Phillips, a Notary Public in and for said County and State, Michael R. Kroeger the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tn., this 7 day of June, 1990.

Jane L Phillips
NOTARY PUBLIC

My Commission Expires: Aug. 17, 1992

* * * * *

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____self as _____.

_____
NOTARY PUBLIC

My Commission Expires:_____

QUITCLAIM DEED

FROM MICHAEL R. KROEGER

TO KAREN KROEGER

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Jul 24 1 19 PM '90

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